



ESPRESSO STAND HANDOUT

Walk-up and drive-through espresso/coffee stands are uses that are permitted in the Local Business (LB) and Central Business District (CBD) zones with an Administrative Conditional Use Permit and a Commercial Building Permit; and in the Planned Business District (PBD), Sub-Regional Commercial (SRC), Light Industrial (LI), and in General Industrial (GI) zones with a Commercial Building Permit per Chapter [14.40 LSMC](#). An espresso stand must meet all applicable city codes as outlined in [Title 14](#). This includes but may not be limited to setbacks from property lines, road improvements, landscaping, and parking requirements. Parking requirements require one parking stall per 100 square feet of gross floor area and a reservoir lane capacity equal to 5 spaces per drive-in window.

What is an Administrative Conditional Use Permit?

An [Administrative Conditional Use permit](#) is utilized to place conditions on the use or development of property to ensure that new development is compatible with surrounding properties and achieves the intent of the Comprehensive Plan. An administrative conditional use shall be approved if the proposal is:

- consistent with the Comprehensive Plan;
- complies with applicable requirements for the use outlined in [Title 14](#);
- not materially detrimental to uses or property in the immediate vicinity; and the proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and the immediate vicinity ([LSMC 14.16C.015](#)).

Public Notice is required before making a decision under requirements for a Type II Land Use Decision ([LSMC 14.16B](#)) that allows a 14-day comment period for the public and interested parties. If, during the comment period, someone requests a public hearing, a hearing will be conducted before the Hearing Examiner. An approved administrative conditional use permit runs with the land, and compliance with the conditions of any such permit is the responsibility of the property's current owner. An application will be deemed complete once the required submittal items listed have been received and processed.

Commercial Building Permit

As part of the application you will need to submit for a Commercial Building permit which authorizes an owner or authorized agent to enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, regulated under the International Building Code, to be done.

Submittal Requirements:

1. [Administrative Conditional Use application](#) (Type II Administrative Decision)
2. Commercial building permit application, a completed Land Use Development Submittal Checklist,
3. An Administrative Design Review Checklist and application are required. For specific procedures and standards, see [LSMC 14.16C.050](#). A separate fee is charged for design review.
4. Approval from the County Health Department is required for all food-related services. Please contact the Health Department at (425) 339-5200.
5. Intake fees